



5 Fernbank Close, Leeds, LS13 1BX

A spacious and beautifully presented, semi-detached house in LS13.

With a brand new three-car driveway this property has wonderful curb appeal. The entrance opens into a bright hallway, which provides access to the large through living and dining room. A modern, fully-fitted kitchen contains external side access and pantry. Upstairs, the master bedroom has a walk-in wardrobe and two windows, whilst the second bedroom is a comfortable double. The house bathroom includes a WC, sink and a bath with shower over.

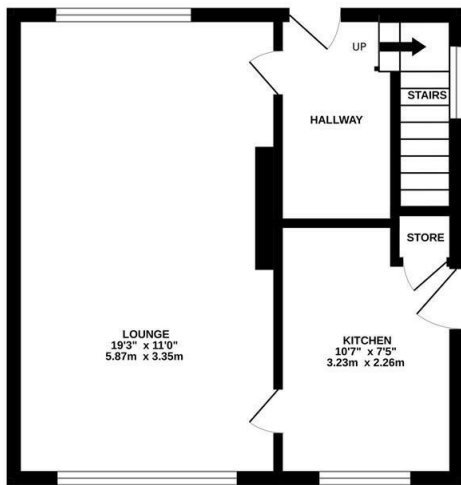
Externally the house has a stunning rear garden with a secure outbuilding and a secluded patio seating area.

Fernbank Close is located 10 minutes walk from Farsley Town Centre, with local restaurants and supermarkets less than 0.5 miles away.

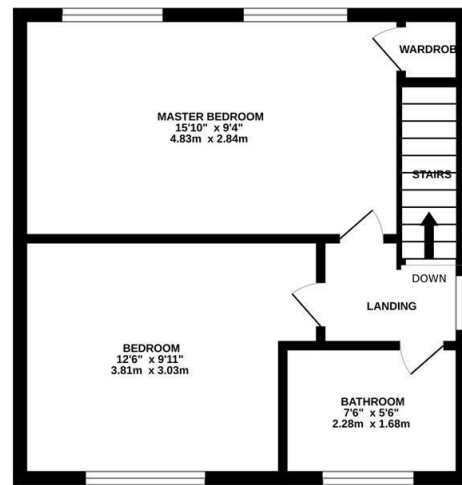
£210,000

- Brand New Driveway
- Front and Rear Garden
- Outhouse/Shed with Lighting
- Fully Boarded Loft
- Built-in Wardrobes
- Gas Central Heating
- Double Glazing
- Near Farsley Town Centre
- Semi Detached
- Outdoor Tap and Plug

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	